



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1( b)**

Denise Carlon, Esquire  
KML LAW GROUP, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
U.S. Bank Trust National Association, as Trustee  
of Dwelling Series IV Trust

Order Filed on February 2, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No: 19-20646 MBK

Chapter: 7

Hearing Date: 01/28/2021

Judge: Michael B. Kaplan

**ORDER VACATING STAY**

The relief set forth on the following page is hereby ordered **ORDERED**.

**DATED: February 2, 2021**

  
\_\_\_\_\_  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of U.S. Bank Trust National Association, as Trustee of Dwelling Series IV  
Trust, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain  
property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant, to institute or resume  
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to  
pursue the movant's rights in the following:

- Real Property More Fully Described as:

**Land and premises commonly known as,                  40 Steven Lane, Lakewood NJ 08701**

- Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its  
rights and remedies under the terms of the subject Mortgage and pursue its State Court remedies  
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially  
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,  
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the Property at Sheriff's  
Sale (or purchaser's assignee) may take any legal action for enforcement of its right to  
possession of the Property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in  
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the  
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who  
entered an appearance on the motion.

*rev. 7/12/16*

In re:  
Mark B. Engel  
Debtor

Case No. 19-20646-KCF  
Chapter 7

District/off: 0312-3  
Date Rcvd: Feb 02, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

## CERTIFICATE OF NOTICE

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 04, 2021:

Recip ID Recipient Name and Address  
db Mark B. Engel, 40 Steven Ln, Lakewood, NJ 08701-1545

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 04, 2021

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 2, 2021 at the address(es) listed below:

Name	Email Address
Andrea Dobin	on behalf of Trustee Andrea Dobin adobin@msbnj.com
Andrea Dobin	ecftrusteed@msbnj.com NJ55@ecfcbis.com
Brian E Caine	on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT bcaine@parkermccay.com, BKcourtnotices@parkermccay.com
Denise E. Carlon	on behalf of Creditor VW Credit Inc. dba Audi Financial Services dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Elizabeth K. Holdren	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for MTGLQ Investors L.P. eholdren@hillwallack.com, jhanley@hillwallack.com;hwbkj@hillwallack.com
Kevin Gordon McDonald	on behalf of Creditor MTGLQ INVESTORS LP kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com

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Lauren Bielskie

on behalf of U.S. Trustee U.S. Trustee lauren.bielskie@usdoj.gov

Mark A. Roney

on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for MTGLQ Investors L.P.  
mroney@hillwallack.com, kgardiner@HillWallack.com

Michael A. Siravo, IV

on behalf of Trustee Andrea Dobin msiravo@msbnj.com msiravo@trenklawfirm.com

Peter C. Lucas

on behalf of Attorney Peter Lucas peter@lucaslawoffices.com

Rebecca Ann Solarz

on behalf of Creditor MTGLQ INVESTORS LP rsolarz@kmllawgroup.com

Timothy P. Neumann

on behalf of Debtor Mark B. Engel timothy.neumann25@gmail.com  
btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com;geoff.neumann@gmail.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

United States Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15